

Oliver Hoban

From: Christie Burns
Sent: 12 June 2023 14:22
To: Development Control
Subject: FW: 4/22/2294/001 - ROTHERSYKE HOUSE, EGREMONT

From: David Bechelli [REDACTED]
Sent: Monday, June 12, 2023 12:06 PM
To: Christie Burns [REDACTED]
Subject: RE: 4/22/2294/001 - ROTHERSYKE HOUSE, EGREMONT

Hi Christie,

I had forgotten that discharges can be permitted.

However, because the site is within a Source Protection Zone, I can't say whether it can be or can't be.

The agent should check with the Environment Agency, as to whether the discharge could be allowed and permitted, or whether it would be refused, as I'd originally thought.

Regards

Dave

David Bechelli
Flood and Coastal Defence Engineer - Environmental Health & Land Charges

[REDACTED]
[REDACTED]
cumberland.gov.uk



From: Christie Burns [REDACTED]
Sent: 12 June 2023 12:02
To: David Bechelli [REDACTED]
Subject: RE: 4/22/2294/001 - ROTHERSYKE HOUSE, EGREMONT

Hi Dave,

Are you now saying that the application shouldn't be refused? I have already sent your original comments to the agent. I would be grateful if you could provide some clarity on this.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: David Bechelli [REDACTED]
Sent: Friday, June 9, 2023 1:58 PM
To: Christie Burns [REDACTED]
Cc: Development Control [REDACTED]
Subject: FW: 4/22/2294/001 - ROTHERSYKE HOUSE, EGREMONT

Hi Christie,

With regards to my previous e-mail on this subject, it may be possible for the discharge to be permitted, which would be by the Environment Agency.

My advice that the Environment Agency still stands, but there is possibly a more favourable outcome than I'd previously anticipated.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges
Public Health & Protection | Cumberland Council
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

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From: David Bechelli
Sent: 08 June 2023 10:09
To: Christie Burns [REDACTED]
Cc: Development Control [REDACTED]
Subject: 4/22/2294/001 - ROTHERSYKE HOUSE, EGREMONT

Hi Christie,

With regards to the amended description and additional and amended information for the above Planning Application, based on the Drainage Strategy, I believe that proposed development should be refused, as it cannot comply with the General Binding Rules.

It is stated that the site is in a Groundwater Source Protection Zone and therefore the treated effluent from the site cannot be discharged to ground.

The proposal is to discharge into an informal drainage channel, which eventually lead to the River Ehen.

In order to comply with the General Binding Rules, the discharge needs to be into a watercourse that normally runs all the time.

The informal drainage channel is not a mapped watercourse and is therefore so minor that it is frequently dry.

I would advise that the above is checked with the Environment Agency with regards to compliance with the General Binding Rules.

The proposal for the surface water appears to be inadequate, however, by utilising the informal drainage channel, it does at least indicate that there is a means of disposing of surface water on site.

Regards

Dave

David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges

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